LOT 20 BRADY PARK UNR.
COMM SE COR OF NW1/4 OF SE1/4, R
N 356.56 FT, W 532.35 FT FOR POB

COX RANDOLPH B/COX CHERYL D
678 NW BRADY CIR
LAKE CITY, FL 32055

2027

25-3S-16-02298-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

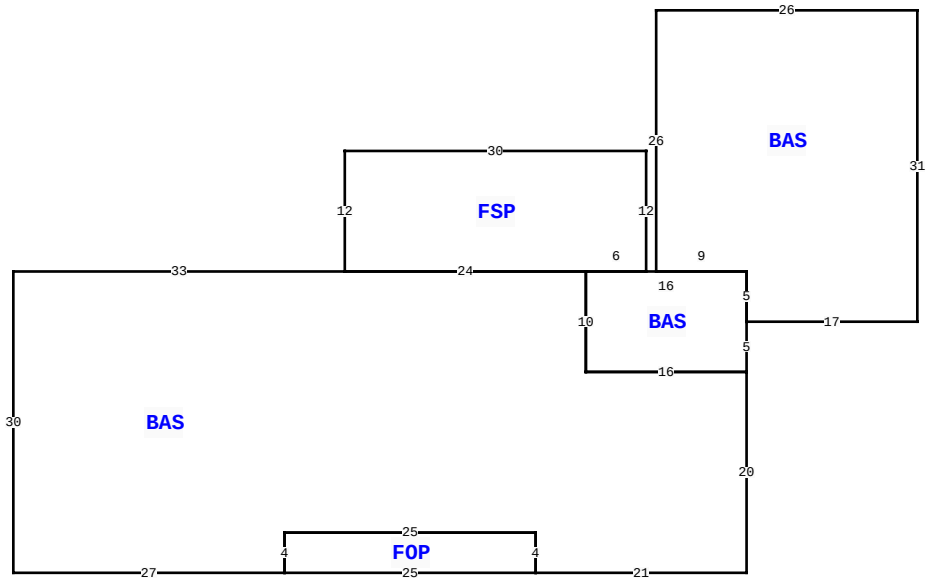
NEIGHBORHOOD/LOC 25316.04 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	12,368
BAS	761	100		761	58,824
BAS	1,930	100		1,930	149,185
FOP	100	30		30	2,319
FSP	360	40		144	11,131
TOTALS	3,311			3,025	233,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,025	108.1100	118.92	359,733	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2851 HX Base Yr



678 NW BRADY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	15	60	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		233,826
TOTAL MARKET OB/XF VALUE		6,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		258,626
SOH/AGL Deduction		106,514
ASSESSED VALUE		152,112
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,701
TOTAL JUST VALUE		258,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18789	ADDN SFR	175	10/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0541/0533	6/01/1984	WD	Q	I		55,000
GRANTOR:						
GRANTEE:						
0488/0834	4/01/1982	WD	Q	I		40,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S30 E27 FOP= E25 N4W25 S4$ N4 E25 S4 E21 N20 BAS= N5 BAS= E17 N31 W26 S26 E9 S5$ N5 W16 S10 E16$ W16 N10FSP= E6 N12 W30 S12 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/19/2023 BY JB Total Acres: 0.43 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS